



## EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

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Project Number: 3014957

Address: 2249 NE 46th St

Applicant: Jay Janette

Date of Meeting: Monday, October 21, 2013

Board Members Present: Joe Hurley (Chair)  
Ivan Begley  
Salone Habibuddin  
Christina Pizana  
Martine Zettle

DPD Staff Present: Colin R. Vasquez, Senior Land Use Planner

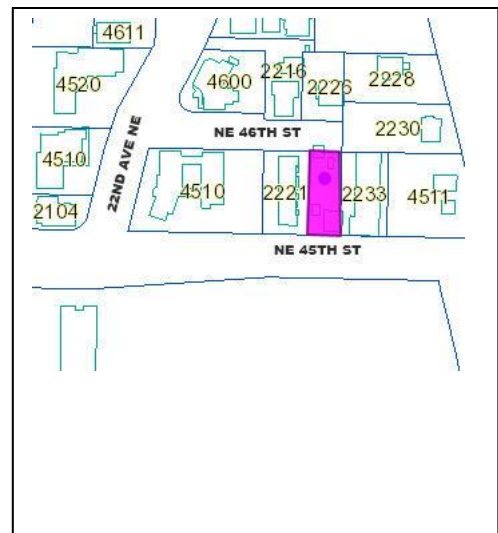
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### SITE & VICINITY

Site Zone: LR3, Lowrise Multi-family 3.

Nearby Zones: (North) LR3  
(South) MR  
(East) LR1  
(West) LR3

Lot Area: 6,837 square feet



Current  
Development: Vacant Lot

Access: Pedestrian/Vehicle access is proposed from NE 46th Street.

Surrounding  
Development: An existing four-story apartment building is to the east and a six-story apartment building is adjacent to the northeast. A single residential structure converted to office space to the northwest of the project site. A one-story retail/commercial use is across the street to the west and to the south.

ECAs: Steep Slope, Potential Landfill

Neighborhood  
Character: The neighborhood is an eclectic mix of multi-family, single-family, and student housing. Serving as strong anchors to these residential components. The University of Washington and the U-village help to provide plenty of amenities and bring vibrancy to the neighborhood. While not immediate, these urban features are still walkable and easily accessed.

The does not seem to be on prominent or dominant architectural category, so the aesthetics will be informed by the function of the building, as well as the characteristics of the site. Striving towards a refined, elegant aesthetic.

## PROJECT DESCRIPTION<sup>1</sup>

The proposed project is for the design and construction of an apartment building with 20 residential units located above parking for 7 vehicles accessed from NE 46th St.

## DESIGN DEVELOPMENT

Architect's Presentation: (October 21, 2013)

**Three alternative design schemes were presented.** All of the options have the stair/elevator tower located on the northern portion of the structure and included 'van accessible parking' between the structure and the right-of-way.

The first scheme (Option A) showed a clean and simple façade geometry emphasizing the horizontal nature of the massing. Deepset window openings create strong shade, shadow and relief.

The second scheme (Option B) showed a floor plan similar to option A with a horizontal expression/orientation on the exterior façade. The major difference was the collection of the first three stories as a base with the fourth story expressed as a separate penthouse element.

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<sup>1</sup> Unit/parking counts are approximate, the final documents will control.

The third scheme (Option C) showed a floor plan similar to option A with a vertical expression/orientation on the exterior façade.

Public Comments (at the Early Design Guidance meeting and following the meeting)

Two members of the public attending this Early Design Review meeting offered the following comments, issues and concerns were raised:

- One member of the public noted —
  - That the north façade reminded them to a ‘baboon’s nose’ or ‘elephant’s trunk’. Clearly he was concerned the scale of the structure and the concept of the stair/elevator tower being a dominate feature of the façade, and
  - He was also concerned with the proposed surface location of the ‘van accessible stall’ into the front setback along NE 46<sup>th</sup> St. *‘This takes away an area that can be used for landscaping,’* and
  - He understood that the L3 zoning limited the structure’s height to three stories and was surprised at the scale of the proposal.
- The other member of the public noted —
  - That the context information presented did not give consideration the adjacent properties, ‘landmark structures’ in the area, or the Tudor brick buildings within the area — in her opinion all of these structure have an aesthetically relevance that needs to be given consideration to.
  - She also is concerned with the scale and the concept of the stair/elevator tower being a dominate feature of the façade, and
  - How the shadow/shading of the proposal will have negative influence on her properties to the north.

The Board’s Deliberation (design guidelines that apply)

- At least one *member* of the Board expressed their concern with there not being ‘three clear massing options.’ *DPD Staff noted that with the ECA area on the site the location of a structure was limited to area as shown. Further vehicle access can only be located as shown. (A-1, A-5, B-1, and C-2)*
- The Board as a whole was concerned with the treatment of the north façade. The stair/elevator portion of the structure needs to be carefully designed. *(A-1, A-3, A-4, A-5, A-6, B-1, C-2, C-3, D-1, and D-7)*
- More than one Board member noted that they were also concerned with the southern façade. Balconies may not be the right treatment for the façade. It may be more desirable to use this area as added floor area for the units. Or remove the balconies and move the structure further south on the site and provide more of a northern setback. *(A-1, A-5, A-6, B-1, C-2, and C-4)*
- At least one Board member suggested that the design be flipped — placing the stair/elevator tower on the southern façade. *(A-1, A-5, A-6, B-1, C-2, C-4, D-1, D-7, E-2, and E-3)*

- The Board chair noted that the applicant will need to provide shade/shadow diagrams at the future design review meetings for the bulk/scale of the structure being proposed. (A-1, A-5, A-6, B-1, C-2, D-1, D-7, E-2, and E-3)
- At the NE 46<sup>th</sup> St ground level the residential entry needs to be carefully designed with human activity/scale features. The applicant must demonstrate the need for the 'van accessible' parking location and why an option within or under the structure cannot be provided. The board expects to see detailed ground level perspectives for NE 46<sup>th</sup> St. (A-1, A-3, A-4, A-5, A-6, B-1, C-2, C-3, C-4, D-1, D-7, E-2, and E-3)
- The future presentation to the design review Board needs to show the 'max bicycle parking' that can be provide. And the route/location from the right-of-way to within/under the structure. (A-1, A-3, A-4, A-5, A-6, C-3, D-1, and D-7)
- The eastern/western facades as viewed from NE 45<sup>th</sup> St should be carefully designed. (A-1, A-5, B-1, C-2, C-3, C-4)
- The future presentation to the design review board needs to show a lighting plan. (A-4, A-5, A-6, B-1, C-2, C-3, D-1, D-7,

## PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

### A. Site Planning

- A-1 Responding to Site Characteristics.** *The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.*
- A-3 Entrances Visible from the Street.** *Entries should be clearly identifiable and visible from the street.*
- A-4 Human Activity.** *New development should be sited and designed to encourage human activity on the street.*
- A-5 Respect for Adjacent Sites.** *Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.*

- A-6** **Transition Between Residence and Street.** For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

**B. Height, Bulk and Scale**

- B-1** **Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

**C. Architectural Elements and Materials**

- C-2** **Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.
- C-3** **Human Scale.** The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.
- C-4** **Exterior Finish Materials.** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**D. Pedestrian Environment**

- D-1** **Pedestrian Open Spaces and Entrances.** Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.
- D-6** **Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

- D-7** **Personal Safety and Security.** *Project design should consider opportunities for enhancing personal safety and security in the environment under review.*

<b>E. Landscaping</b>
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- E-2** **Landscaping to Enhance the Building and/or Site.** *Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.*

- E-3** **Landscape Design to Address Special Site Conditions.** *The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.*

#### **DEVELOPMENT STANDARD DEPARTURES**

No Departures have been requested. However, the Board did suggest that they would consider Departures if it resulted in moving the massing of the structure future south on the site — resulting in more of a setback from NE 46<sup>th</sup> St (see The Board’s Deliberation above)

#### **RECOMMENDATIONS**

See The Board’s Deliberation above.

#### **BOARD DIRECTION**

At the conclusion of the EDG meeting, the Board recommended that the proposal should move forwards to MUP Application in response to the guidance provided at this meeting.